

FINAL

**WEST LEBANON REVITALIZATION ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
CITY HALL COUNCIL CHAMBERS OR
Remote Via Virtual Platform
LebanonNH.gov/Live
June 17, 2024
5:30 PM**

MEMBERS PRESENT: Councilor Chris Simon, Erik Endrulat, Kim Chewning, Andrew Faunce, Laurel Stavis [non-voting], Jim Winny, James Mashal

MEMBERS ABSENT: Dan Nash

STAFF PRESENT: Nate Reichert (Director of Planning & Development)

1. CALL TO ORDER – The meeting was called to order at 5:30 PM.

It was noted that Ms. Stavis would not be voting this meeting, as she is no longer on the Planning Board/Committee and the paperwork for her to reapply to the Committee is currently being processed.

2. APPROVAL OF MINUTES:

A. May 20, 2024

Mr. Mashal MOVED to approve the meeting minutes of May 20, 2024, as presented.

SECONDED by Mr. Endrulat.

**** The Vote on the MOTION was approved (6-0-0).***

3. OLD BUSINESS

A. Continued Discussion on the West Lebanon TIF District

Ms. Chewning stated that it seems that the value in the feasibility exercise is not seen at this time. She believes this item can be put to rest without asking the City Council to move forward with this.

Chair Simon stated that the EDC seemed to believe this was a West Lebanon Revitalization Advisory Committee decision, but he believes this would be more of an EDC decision. He believes TIF should be a tool kept in the toolbox, although it will not be further promoted to the City Council at this time.

Mr. Mashal suggested comparing the West Lebanon proposed TIF District to the existing TIF Downtown District, in terms of them being slush funds. If the TIF District in West Lebanon will not be moved forward with, he would like to see the existing TIF District dissolved as well. Ms.

Chewning agreed that West Lebanon is in dire need of financial investment. Chair Simon stated that he does not want any boards/committees to step on the toes of others.

Ms. Stavis stated that there seems to be a sense of vision missing from West Lebanon.

Mr. Mashal MOVED that the West Lebanon Revitalization Advisory Committee inform the City Council that it is not recommending the establishment of a TIF in West Lebanon at this time but will continue to evaluate this as a future tool. SECONDED by Mr. Winny.

**** The Vote on the MOTION was approved (6-0-0).***

B. Westboro Yard Update and Discussion

Chair Simon stated that the State has submitted a counter proposal for this project, raising the value of the land and noting that it is unwilling to take responsibility for any contamination leaching from the site after the City takes it over. This will likely lead to another counter proposal from the City to the State.

There was discussion regarding Committee members reaching out to elected representatives and others, such as the Mayor, regarding the acquisition of Westboro Yard.

C. Main Street Streetscape Project Update and Discussion

Chair Simon stated that permitting for this project continues. Discussions regarding necessary easements should be occurring shortly.

D. 'Dry Bridge' Replacement Project Update and Discussion

Chair Simon stated the process for this project continues.

4. NEW BUSINESS

A. Future Agenda Items Discussion

The Committee discussed future agenda items such as the Master Plan Chapter for West Lebanon, RFPs as they come in, continued conversations with the EDC regarding how to remove barriers toward improving things, food truck/event planning in West Lebanon, marking of West Lebanon, and informing residents of items unique to West Lebanon, such as trail access.

The Committee stated that it would like to hear briefings on the Main Street, Westboro Yard, Dry Bridge, the RFP process and River Park from the City's perspective.

The Committee discussed reviewing the charrette report and Master Plan West Lebanon chapter again.

5. OTHER BUSINESS

None at this time.

6. ADJOURNMENT:

Mr. Mashal MOVED to adjourn the meeting at. SECONDED by Ms. Chewning.

**** The Vote on the MOTION was approved (6-0-0).***

Respectfully submitted,
Kristan Patenaude
Recording Secretary